

LOT 13 WINGATE ESTATES.
1064-001, WD 1191-100, WD 1343-7

EARLS JORDAN TYLER/EARLS LORIE MARIE
312 SW GRANITE COURT
LAKE CITY, FL 32024

2026

21-4S-16-03081-213

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

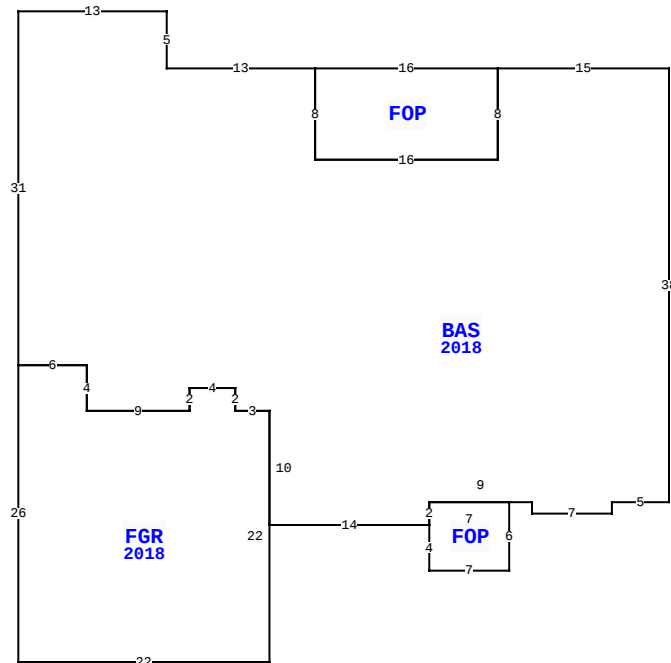
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC	21416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,930	100
FGR	516	55
FOP	42	30
FOP	128	30

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,930	100	2018	1,930	252,201
FGR	516	55	2018	284	37,112
FOP	42	30		13	1,699
FOP	128	30		38	4,965
TOTALS	2,616			2,265	295,977

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	2,026.00	UT	2.50
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0296	SHED METAL	0	100	20	12	1.00	UT	1,000.00
4	0296	SHED METAL	0	100	16	10	1.00	UT	800.00
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		PRD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,265	125.4528	140.51	318,255	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2022 Heated Area: 1930 HX Base Yr 2022											
											
312 SW GRANITE CT, LAKE CITY											

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COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					295,977				
TOTAL MARKET OB/XF VALUE					10,565				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					341,542				
SOH/AGL Deduction					36,403				
ASSESSED VALUE					305,139				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					254,417				
TOTAL JUST VALUE					341,542				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					344,725				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054350	Site Use Approval		10/29/2025
000054336	Right-of-Way Acce		10/28/2025
36289	SFR	925	02/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1619	9/02/2025	WD	Q	I	01	415,000
GRANTOR: EASOM JASON F						
GRANTEE: EARLS JORDAN TYLER						
1430/2262	2/17/2021	WD	Q	I	01	269,900
GRANTOR: CARSWELL SETH T &						
GRANTEE: EASOM JASON F						

BUILDING NOTES									
BAS=[YR=2018;ORIG=-64,26] N31 E13 S5 E13 S8 E16 N8 E15 S38 W5 S1 W7 N1 W9 S2 W14 N10 W3 N2 W4 S2 W9 N4 W6 \$									
FGR=[YR=2018;ORIG=-42,52] W22 N26 E6 S4 E9 N2 E4 S2 E3 S22 \$									
FOP=[ORIG=-22,0] W16 S8 E16 N8 \$									
FOP=[ORIG=-28,40] S4 E7 N6 W7 S2 \$									